

AGENDA PLANNING AND ZONING MEETING Monday, March 5, 2018- 5:30 P.M. City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas

COMMISSION MEMBERS

Richard Ball	Mike Underwood
Mark Berry	Charles Ramsay
Gene Ender	Jeff Cowan
Glenn Mitchell	

Note: The order of the meeting is subject to change per the Commission's discretion. **CALL TO ORDER**

PREVIOUS MEETING MINUTES

Consider approving the minutes of the February 5, 2018 Planning and Zoning Commission meetings.

ACTIVITY REPORT

A report outlining the activities of the Inspection/Code Enforcement Department will be given to ensure the Commission members are well informed.

PUBLIC HEARING

<u>PUBLIC HEARING ON P & Z CASE 2018-5</u> Applicants, Lynn Meeks and Taylor Mahaney, are requesting a Plat of 4 acres, being lot 1 and Lot 2, of the Meeks Addition, Mineral Wells, Palo Pinto County, Texas, from a larger 9.262 acre parcel, being AB 306, TR 5, T&P RR CO #26, (2801 Airport Road), Mineral Wells, Palo Pinto County, Texas.

ADJOURNMENT

STATE OF TEXAS § CITY OF MINERAL WELLS §	
I hereby certify that notice of this meeting of the outside City Hall at o'clock on this _ of	e Mineral Wells Planning and Zoning Commission was postedday
GIVEN UNDER MY HAND AND SEAL OF OFF	FICE this day of
(seal)	Peggy Clifton, City Clerk



Minutes

PLANNING AND ZONING COMMISSION MEETING Monday, February 5, 2018 – 5:30 p.m. City Hall Annex, 115 S.W. 1st Street, Mineral Wells, Texas

MEMBERS PRESENT: Richard Ball, Mark Berry, Glenn Mitchell, Charles Ramsay, Jeff Cowan

STAFF MEMBERS PRESENT: Tony Stubblefield - Building Official, Heather Stephens - Secretary

CALL TO ORDER: The meeting was called to order at 5:30 p.m. by Mr. Ball.

Mr. Mitchell made a MOTION to approve the minutes of the January 8, 2018 Planning and Zoning Commission meeting, SECONDED by Mr. Ramsay. MOTION CARRIED 4 Yeas, 0 Nay.

Mr. Stubblefield presented reports outlining the activities of the Inspection/Code Enforcement Department for the year of 2017 and the month of January 2018. He then went on to update the members on the property maintenance inspection numbers.

PUBLIC HEARINGS

<u>PUBLIC HEARING ON P & Z CASE 2018-3</u> Applicants, Matt and Diane Gardner, are requesting to amend the plat of 815 SW 14th Street, being lots 2-R1, & 3-R1, Block 22, of the College Addition to the City of Mineral Wells, Palo Pinto County, Texas.

A public hearing opened at 5:36 p.m. Matt and Diane Gardner were not present for the meeting. Mr. Stubblefield reported that the Inspections Department had no objection to amending the plat as submitted. Mr. Ball asked if there were any questions or comments regarding the request and after further discussion of the members, the public hearing was closed at 5:37 p.m.

Mr. Berry made a MOTION to approve the plat amendment as requested, SECONDED by Mr. Cowan. MOTION CARRIED with all in favor. 4 Yeas, 0 Nay.

PUBLIC HEARING ON P & Z CASE 2018-4 Applicant, NSC Properties, LP, is requesting (A) a Replat of 0.313 acres, being AB 702, TR 32-1, T&P RR Co #15 Survey, Mineral Wells, Palo Pinto County, Texas to Lots 1 & 2, Mesquite Addition, Mineral Wells, Palo Pinto County, Texas, and (B) a Rezone of Lots 1 & 2, Mesquite Addition, Mineral Wells, Palo Pinto County, TX, from (C) Commercial to (MH) HUD Code manufactured home zoning.

A public hearing opened at 5:38 p.m. George Gault and Randy Nix were present at the meeting. Mr. Gault spoke, stating that the area NSC Properties, LP is requesting a Replat and Rezone was already a mobile home park with the exception of one commercial business. Mr. Nix went on to explain that he spoke with the business and surrounding neighbors and they had no issue with him wanting to use the land to add two more manufactured homes on the property. Mr. Stubblefield reported that the Inspections Department had no objection to the Replat; however, the City recommends to deny the Rezone and both Oncor and One Gas have facilities in the area and would require access to the equipment and any current easements or rights of way through the property. Brandon Johnson, representing We the People was also present at the meeting and spoke, stating that the City of Mineral Wells should limit (MH) Manufactured Home zoning. Mr. Ball asked if there were any further questions or comments regarding the request and after further discussion of the members, the public hearing was closed at 5:50 p.m.

Mr. Berry made a MOTION to approve the Replat and Rezone as requested, SECONDED by Mr. Mitchell. MOTION CARRIED with only 2 in favor and 2 voting Nay. Mr. Ball then had to make the deciding vote and approved the Replat and Rezone as requested.

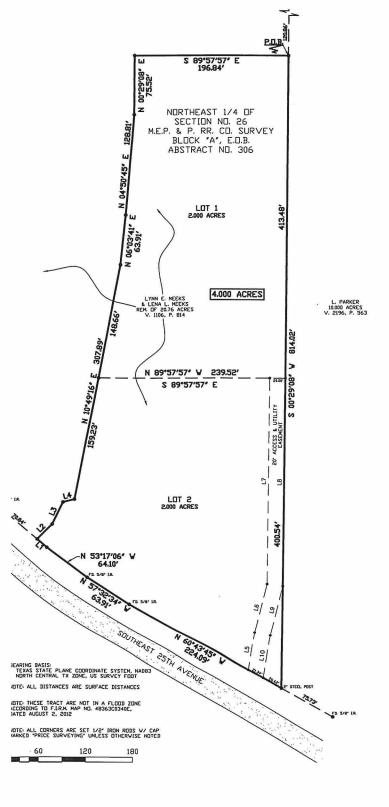
to adjourn, SECONDED by Mr. Cowa	n, with all in favor, at 6:06 p.m.
Minutes approved on:	
Richard Ball, Chairman	Heather Stephens, Secretary

ADJOURNMENT: There was no further business to discuss. Mr. Ball made a MOTION



Plat Application

☐ Re-Plat (\$150.00) ☐ Preliminary Plat (\$50.00+ \$5.00/Acre) Short Form Plat (\$50.00+\$5.00/Lot)
☐ Final Plat (\$50.00 + \$5.00/Lot) ☐ Vacation of Plat/Plat Amendment/Site Dev. Plan (\$100.00)
Legal Property Description: 2801 Airport R. Current Zoning Classification: SF9 Number of Lots 2 Deach Property Owner: Lynn MEEKS Phone #: (946) 445-3652 Owner Address: 2801 Airport RD, Mineral Wells, TX 76067 Surveyor/Engineer: Price Survey Phone #: (If Applicable)
Request: Cut out 2 2 Acre lots to be platted for Homes to be built.
Sym Mocks 2/5/18 Date: Date: Date: Date: Date: P.O. BOX 1236 (PUD) 445-7685
(Official Use Only)
Date Application Received: $2/6/8$ Fee Received: $-2/6/8$
Case Number: 2018-5 Received By: H-S-



OWNER'S CERTIFICATE

That We, LYNN E. MEEKS and LENA L. MEEKS, the owners of the land shown hereon, of which there is no lien holder, do hereby adopt this plan for platting the same according to the lines, lots, streets and easements shown, and designate said plat as LOT 1 and LOT 2, MEEKS ADDITION. We, by the recordation of this plat, do hereby plat the property shown hereon, said lots to be hereafter known by the lot numbers as indicated hereon.

EXECUTED THIS THE DA	AY OF	2018
BY:LYNN E. MEEKS		-
BY:ENA L. MEEKS		-
27475 05 75440		
STATE OF TEXAS		
COUNTY OF		
BEFORE ME, the undersigned, a Nota this day personally appeared LYNN E. be the person(s) whose name(s) is(are acknowledged to me that he (she) (the consideration therein expressed and in	MEEKS and LENA L. MEE) subscribed to the foregoi y) executed the same for the	EKS, known to me to ng instrument, and
GIVEN under my hand and seal of office	ce this day of	, 2018
Signature		
CITY COUNCIL AND PLANNING AND	ZONING COMMISSION A	PPROVAL
Approved:	, 2018	
City of Mineral Wells Parker County, Texas		
Ву:	100000000000000000000000000000000000000	, Mayor
Attest:		City Clerk
	, Plannin	g and Zoning

LINE	BEAKING	DISTANCE
Li	N 49°14'01" W	16.42'
rs	N 44°56'40" E	27.23'
L3	N 52,56,30, E	31.41'
L4	N 75*33'12' E	14.95'
L5	N 08*51'01' E	49.65'
L6	N 13,33,58, E	65.01
L7	N 00,53,08, E	264.88*
L8	Z 00.53,08. A	267.34'
L9	S 13*39'28' W	66.48'
L10	2 08.21.01, A	56.25*

LEGAL DESCRIPTION

Of a 4.000 acres tract of land out of the Northeast 1/4 of Section No. 26, M.E.P. & P. RR. Co. Survey, Block "A", E.O.B., Abstract No. 306, Palo Pinto County, Texas; being part of a certain 20.76 acres tract described in Volume 1106, Page 814 of the Official Public Records of Palo Pinto County, Texas; and being further described by metes and bounds as follows:

Beginning at a set 1/2" iron rod with cap (PRICE SURVEYING) in the west line of a certain 10.000 acres tract described in Volume 2196, Page 563 of said Official Public Records for the northeast and beginning comer of this tract. Whence a found 3/8" iron rod at the northeast corner of said Northwest 1/4 of Section No. 26, the same being the northeast corner of said 20.76 acres tract, bears N. 00 deg. 29 min. 08 sec. E. 120.86 feet and S. 89 deg. 57 min. 57 sec. E. 407.86 feet.

Thence S. 00 deg. 29 min. 08 sec. W. 814.02 feet to a 2" steel post in the northeast right of way line of Southeast 25th Avenue (paved) and in the south line of said 20.76 acres tract and at the southwest comer of said 10.000 acres tract for the southeast comer of this tract.

Thence along the northeast right of way line of said Southeast 25th Avenue and the south line of said 20.76 acres tract the following courses and distances:

- N. 60 deg. 43 min. 45 sec. W. 224.09 feet to a found 5/8" iron rod
- N. 57 deg. 32 min. 34 sec. W. 63.91 feet to a found 5/8" iron rod
- N. 53 deg. 17 min. 06 sec. W. 64.10 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 49 deg. 14 min. 01 sec. W. 16.42 feet to a set 1/2" iron rod with cap (PRICE SURVEYING) for the southwest corner of this tract

Thence northerly the following courses and distances:

- N. 44 deg. 56 min. 40 sec. E. 27.23 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 25 deg. 26 min. 30 sec. E. 31.41 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 75 deg. 33 min. 12 sec. E. 14.95 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 10 deg. 49 min. 16 sec. E. 307.89 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 06 deg. 03 min. 41 sec. E. 63.91 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 04 deg. 50 min. 45 sec. E. 128.81 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)
- N. 00 deg. 29 deg. 08 sec. E. 75.52 feet to a set 1/2" iron rod with cap (PRICE SURVEYING)

Thence S. 89 deg. 57 min. 57 sec. E. 196.84 feet to the place of beginning.

SURVEYOR'S CERTIFICATE

This is to certify that I, PHILIP E. COLVIN, JR., Registered Professional Land Surveyor of the State of Texas, have platted the above tract from an actual survey on the ground and that all lot corners, angle points, and points of curves are properly marked on the ground, and that this plat correctly represents that survey made by me or under my direct supervision on JANUARY 31, 2018.

Philip E. Colvin, Jr., R.P.L.S. No. 6258 JN18097 17527.crd FN180210

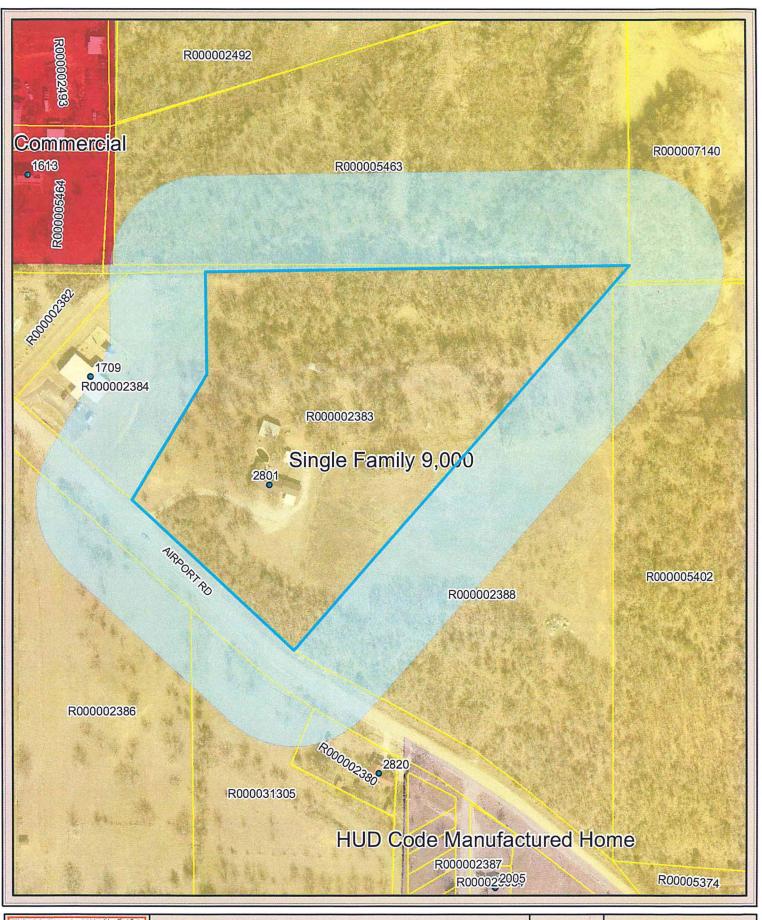


PRELIMINARY PLAT LOT 1 AND LOT 2 MEEKS ADDITION

PHILIP E. COLVIN, JR.
PRICE SURVEYING
FIRM #10034200
213 SDUTH DAK AVENUE
MINERAL VELLS, TX 76067

SURVEYOR

BEING A SUBDIVISION OF A 4.000 ACRES TRACT OF LAND DUT OF THE NORTHEAST 1/4 OF SECTION NO. 26, ME.P. & P. RR. CD. SURVEY, BLOCK 'A', E.O.B., ABSTRACT





2801 Airport Road 200ft. P&Z Buffer



